

**REVISED
PLANNING AND ZONING COMMISSION
AGENDA**

**Monday, February 28, 2005
7:00 PM**

**TOWN HALL ANNEX BUILDING
57 MAIN STREET, ELLINGTON, CT**

I. CALL TO ORDER:

II. EXECUTIVE SESSION: Discussion of pending litigation.

III. PUBLIC COMMENTS:

IV. PUBLIC HEARINGS:

1. #Z200501 – Dzen Brothers, Inc. for a special permit to allow retail sale and consumption of ice cream on property located at 187 Windsorville Road and 8 Pinney Street, APN 009-041-0000 & 009-042-0000 in a PC Zone.
2. #Z200502 – Thomas Trueb for Dymatek Corp. for a special permit for an attached sign on property located at 7 Main Street, APN 064-024-0000 in a PC Zone.
3. #Z200503 – Pioneer Builders of Ellington, Inc. for a zone change to ARCHZ/Age Restricted Cluster Housing Zone including conceptual site plan approval on property located at 22 Maple Street, APN 073-014-0000 in a PC Zone.
4. #Z200504 – Development Services, LLC & Ellington Developers, LLC for a zone change to ARCHZ/Age Restricted Cluster Housing Zone including conceptual site plan approval on property located on Windermere Ave, APN 017-004-0000 & 018-003-0000, in an IP Zone.
5. #Z200505 – Deer Valley, LLC for a site plan approval and special permit for 10 multi-family buildings and associated improvements on properties located at 155 Windermere Avenue, APN 017-002-0001 & 80 Pinney Street, APN 017-002-0000 in an MF Zone.

V. UNFINISHED BUSINESS:

1. #Z200436 – Dzen Brothers, Inc. for site plan approval and special permit for construction of green houses with associated gravel parking areas, second curb cut and drainage facilities in conjunction with an existing retail facility on property located at 187 Windsorville Road & 8 Pinney Street, APN 009-041-0000, 009-042-0000, in a PC Zone.
2. Discussion of Fee-in-lieu of open space Rye Field Estates Subdivision.

VI. NEW BUSINESS:

1. #Z200506 – Rachel T. DeRham for Thompson Family Land Trust for a special permit for renewal of earth excavation permit on property located on Sadds Mill Road, APN 136-001-0000 in an RA Zone. **(RECEIPT ONLY)**
2. #Z200507 – Leeron Associates, LLC for a special permit for display area for automobile/storage trailer on property located at 171 West Road, APN 046-005-0001 & 161 West Road, APN 037-005-0084 in a PC Zone. **(RECEIPT ONLY)**
3. #S200501 – Jolyn II, LLC for a modification of subdivision approval to redesign detention basin on property located at 34 Ellsworth Lane, APN 118-004-0003 in an RA Zone. **(RECEIPT ONLY)**

VII. ADMINISTRATIVE BUSINESS:

1. Discussion: Conservation Commission Work Program/Coordination.
2. Approval of Meeting Minutes:
 - a. January 31, 2005, meeting minutes.
3. Correspondence:
 - a. Letter to Dennis Milanovich from Jim Thompson dated, 2/4/05.
 - b. Connecticut Federation of Planning & Zoning Agencies, Length of Service Awards.
 - c. Memo to First Elected Officials from Gerald Jennings dated, 1/26/05.
 - d. General Guidance on Development of Former Agricultural Properties.
 - e. Memo to Planning & Zoning Commission from Matt Davis dated, 2/9/05.
 - f. LULA Update.

VIII. ADJOURNMENT: